

Genito Features

- 1 Addison at Swift Creek Apartments
- 2 Chesterfield Crossing Shopping Center
- 3 Clarendon Park
- 4 Clarendon Subdivision
- 5 Genito Crossing Shopping Center
- 6 Glenn Tara Subdivision
- 7 Manchester Rescue Squad
- 8 Midlothian Post Office
- 9 Northern Area Transfer Station
- 10 Oaklake Business Center
- 11 Southside Speedway
- 12 Sunnybrook Subdivision
- 13 Thelma Crenshaw Elementary School
- 14 Victorian Square Shopping Center
- 15 Warbro Road Athletic Complex

-  Major Roads
-  Streets
-  Parcels



Genito

Genito Community Profile

(All data is for 2001 unless noted otherwise)



Horner House
Built 1910

Challenges (see notes on pages 71-72)

- Low rate of residential maintenance and reinvestment: \$93 per unit
- Low assessment trend from 2000 to 2001: +3.7%
- High quality of life crime rate: .023 incidents per capita
- High rate of persons on probation: .01 persons per capita
- High police call rate: .65 calls per capita
- Low number of religious, neighborhood, and community organizations: .001 organizations per capita

Community Characteristics

- Rapid population growth rate from 1990 to 2002: +3.2% per year
- Smaller single family houses: median house size is 1344 square feet
- Low sales prices of single family houses: \$99,950 median sales price



Ice Cream Store
Hull Street Road Near Genito Road



Chesterfield Crossing Shopping Center
Hull Street Road at Route 288

Genito Community Summary

POPULATION	YEARS	MEASURE	GENITO	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	4.1%	2.4%
Projected Annual Growth	2002-2008	% Increase	1.8%	2.1%
HOUSING				
Density	2001	Units/Acre	.73	.37
Multi-Family Units	2001	% of All Units	17%	15.1%
Owner Occupied Houses	2001	% of All Units	87.7%	88%
Renter Occupied Houses	2001	% of All Units	12.3%	12%
Median Age of Houses	2001	Years	16	18
Median House Size	2001	Square Feet	1344	1774
Single Family Housing Turnover	2001	% of All Units	9.99%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$93	\$224
Residential Code Complaints	2001	Per Capita	.0084	.0075
Single Family Housing Growth	2001	% Increase	1.1%	2.4%
Multi-Family Housing Growth	2001	% Increase	0%	4.5%
Overall Housing Growth	2001	% Increase	.9%	3%
Development Potential	2001	New Units	768	45,328
Resale Housing Sales Prices	2001	Median	\$97,500	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	150%	139%
Annual Assessment Trends	1997-2001	% Increase	2.94%	4.48%
Assessment Trends	2000-2001	% Increase	3.68%	5.85%
PUBLIC SAFETY				
Police Calls For Service	2001	Per Capita	.6506	.4800
Group A Crime Incidents	2001	Per Capita	.0819	.0613
Violent Crime Incidents	2001	Per Capita	.0167	.0126
Property Crime Incidents	2001	Per Capita	.0356	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0227	.0165
Persons on Probation	2001	Per Capita	.0098	.0069
EMS Calls For Service	2001	Per Capita	.0822	.0668
PUBLIC SCHOOLS				
Public School Enrollment	2001	% of Population	18.6%	18.4%
BUSINESSES				
Business Licenses Issued	2001	Per Capita	.0724	.0587
Home-Based Businesses	2001	Per Capita	.0295	.0282
COMMUNITY LIFE				
Organizations	2001	Per Capita	.0011	.0018